




3 The Grange, Picton

Luxury Vineyard-Backed Estate —Grand Living Meets Ultimate Lifestyle

Set on an expansive 4,341 sq. m* parcel and framed by breathtaking vineyard vistas, this extraordinary Picton estate delivers a lifestyle few properties can rival. From the moment you arrive, the sense of scale, privacy and refinement is undeniable; this is a home designed to impress, yet built for living.

The main residence is a showcase of luxury and functionality, offering five oversized bedrooms, each complete with walk-in wardrobes and study nooks to four of the bedrooms. The grand master suite is a true retreat, complemented by a beautifully appointed ensuite and expansive dressing space. Multiple living zones flow effortlessly, centred around a stunning gourmet kitchen with premium Smeg appliances and a full butler's pantry - perfectly crafted for both intimate family moments and large-scale entertaining. The private cinema is a standout in this incredible residence, with tiered recliner seating, projector screen and surround-sound.

Stacker doors open to a breathtaking enclosed alfresco / sunroom space, where indoor and outdoor living merge seamlessly with a covered outdoor pergola area with spa for the ultimate indulgence; every element of this home has been designed to elevate your

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FOR SALE
\$2,625,000 to \$2,885,000

VIEW
By Appointment

AGENTS
Nicholas Pikis
0437 248 641
nicholas@ljhunitedgroup.com.au

Edwin Borg
0418 236 274
ed@ljhunitedgroup.com.au

AGENCY
LJ Hooker United Group
1800 486 4833

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

lifestyle.

Beyond the main home, the property continues to impress with a detached over-height brick garage accommodating 6+ vehicles, complete with a man cave, powder room and car lift; ideal for collectors or tradies alike. A fully self-contained studio with stunning modern kitchen and full bathroom offers flexibility for extended family or guests.

Surrounded by manicured grounds, sandstone features and lush lawns, and backing directly onto a picturesque vineyard, the setting is peaceful, private and undeniably special. This is more than a home - it's a statement property where luxury, space and lifestyle come together in perfect harmony.

- Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	UNJ1T
Property Type	House
Land Area	4341 m2

Nicholas Pikis 0437 248 641

Sales Assistant | nicholas@ljhunitedgroup.com.au

Edwin Borg 0418 236 274

Sales Executive | ed@ljhunitedgroup.com.au

LJ Hooker United Group 1800 486 4833

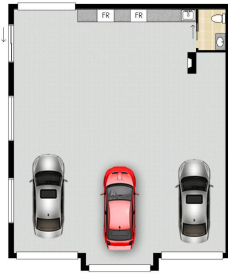
41 Wentworth Road, BRINGELLY NSW 2556

unitedgroup.ljhooker.com.au | reception@ljhunitedgroup.com.au



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United Group



GARAGE



STUDIO



MAIN HOUSE



SITE PLAN



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Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.